



MEMBERS PRESENT: DAVID THOMPSONJ, ERICA CHASE, JEFF JOHNSTON, MICHELLE SMYTH,
KRISTEN KRAUSE, JOHN TARKANY
STAFF PRESENT: BILL TURNER, PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

JULY 18, 2016

5:00 P.M.

2 GEORGE STREET

1. 2060 Bees Ferry Road – TMS# 358-00-00-099

App. No. 167-18-1

Request Preliminary approval for new construction of a retail center as per documentation submitted.

Owner: Willco Properties, LLC
Applicant: Tidewater Architects, LLC
Neighborhood/Area: Shadowmoss/ West Ashley

MOTION: Preliminary approval - address staff comments, revisit window selection, further study site wall design, further study the pergola and provide information on any site furniture.

MADE BY: D.Thompson SECOND: K.Krause VOTE: FOR 5 AGAINST 0

2. 112 and 3088 Maybank Highway – TMS# 313-00-00-407 and 408

App. No. 167-18-2

Request Conceptual approval for new construction of a mixed use commercial development as per documentation submitted.

Owner: Crowne Partners Inc.
Applicant: Stubbs Muldrow and Herin Architects
Neighborhood/Area: Johns Island

MOTION: Conceptual approval.

*J.Johnston recuses

MADE BY: D.Thompson SECOND: K.Krause VOTE: FOR 4 AGAINST 0

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

Staff Comments
For
DESIGN REVIEW BOARD
July 18, 2016

2060 Bees Ferry Road

Previous Board Motion: Conceptual approval – address staff comments (Improve the height and proportions of the two cupolas. Restudy the design of the three awnings on the two story volume at the street intersection (A3-4.2). Possibly use flat canopies picking up on the detailing of the pergola. Substitute windows for the louvers on the two story volume at the street intersection (A3-4.2). Introduce a strong hyphen along the roofline between the two story corner volume and the flanking wings of the building or eliminate the side brackets conflicting with the roof. Eliminate the use of arched openings on the north side of the corner element. Continue to refine the sizes of the wall signs.), further study the brackets, provide downspout locations and location of utility equipment, include building sections with next submittal, provide color samples and provide a comprehensive sign package.

Staff Comments:

1. This project overall is well executed and has continued to improve.
2. The site photometric plan submitted is unreadable. Submit a plan of a readable scale.
3. There are no color or material samples included in the submittal.
4. Provide screening for the electrical meters on the east elevation.
5. Simplify the freestanding sign.
6. Substitute another material for the dumpster gates other than PVC.
7. Eliminate one of the two double tenant signs.
8. Change the windows in the cupolas to a four lite cut.
9. Further study the gutter and downspout approach. Seems like a complicated approach. Show how downspouts will be dealt with.
10. The roof design could be simplified by using a continuous roof plane with its plane changes occurring in the eave. Currently, the roof seems overly complicated.
11. Provide full construction documents for final review.
12. Provide an on-site sample panel for review prior to construction.

Staff Recommendation: Preliminary approval with the above referenced conditions.

3112, 3088 Maybank Highway

Staff Comments:

1. Both the site design and the architectural direction are well conceived. The materials and low slope roof forms give the overall project a rural feel.
2. The eaves on the cupola on building 6 could be scaled back.
3. Building 5 seems complicated in form compared to the other buildings and could use some further study.

Staff Recommendation: Conceptual approval with the above referenced conditions.